

**Village of Brockport
Planning Board
Meeting Agenda
Monday, March 10, 2014 7pm**

CALL TO ORDER / PLEDGE / ROLL CALL

APPROVAL OF MINUTES of January 13, 2014

CORRESPONDENCE:

OLD BUSINESS APPLICATIONS:

1. Name: David Hall for 2468 Group, Inc.
Address: 73 North Main Street and 41 West Avenue
Tax Map #: 068.44-2-12.1 and 068.44-2-8
Zoning: B-Business (both parcels)
Parcel Size: 2.3 acres and 1.4 acres
Prop. Class: 454 and 473
Purpose: Site plan approval for expansion and renovation of pharmacy

NEW BUSINESS APPLICATIONS:

1. Name: Marathon Engineering for Strong West
Address: 156 West Avenue
Tax Map #: 068.08-1-001
Zoning: B-Business
Parcel Size: ~18.9 acres
Prop. Class: 641
Purpose: Improvements to discharge and main entrance areas

2. Name: Christian Center Church
Address: 20 King Street
Tax Map #: 068.52-4-25
Zoning: B-Business
Parcel Size: 49.17' wide x 132' deep
Prop. Class: 620
Purpose: Improvements to church

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

April 14, 2014 7pm Deadline: Monday, March 31, noon
May 12, 2014 7pm Deadline: Monday, April 28, noon

PENDING OLD BUSINESS APPLICATIONS:

- 24 North Main Street, proposed commercial building

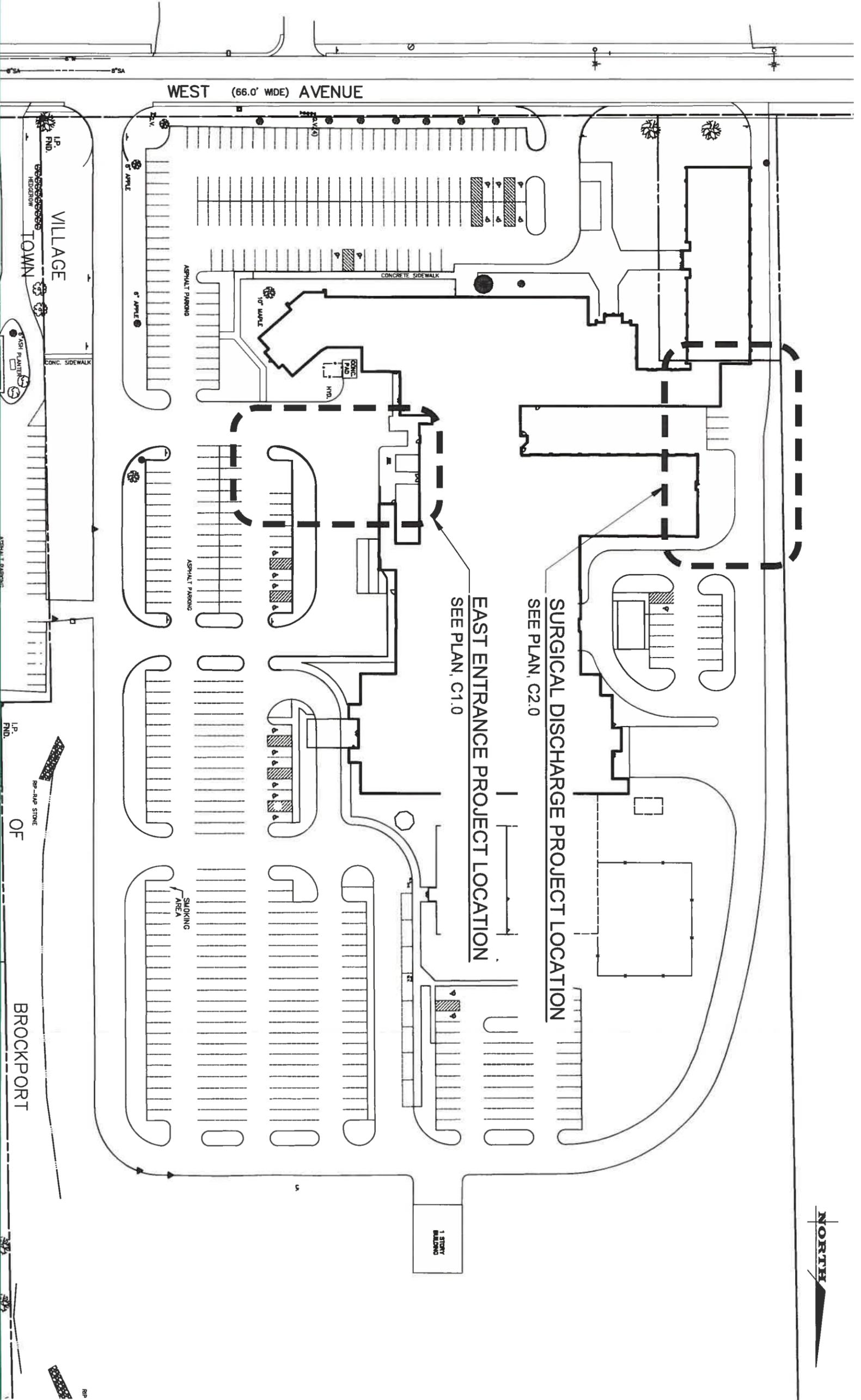
MARATHON
ENGINEERING
39 CASCADE DRIVE
ROCHESTER, NY 14614
PHONE 585-458-7770
www.marathoneng.com

JOB NO: 0057-13
SCALE: 1" = 80'
DRAWN: PBG
DESIGNED:
DATE: 02/19/2014



ROBERT P. BRINGLEY

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LOCATION MAP

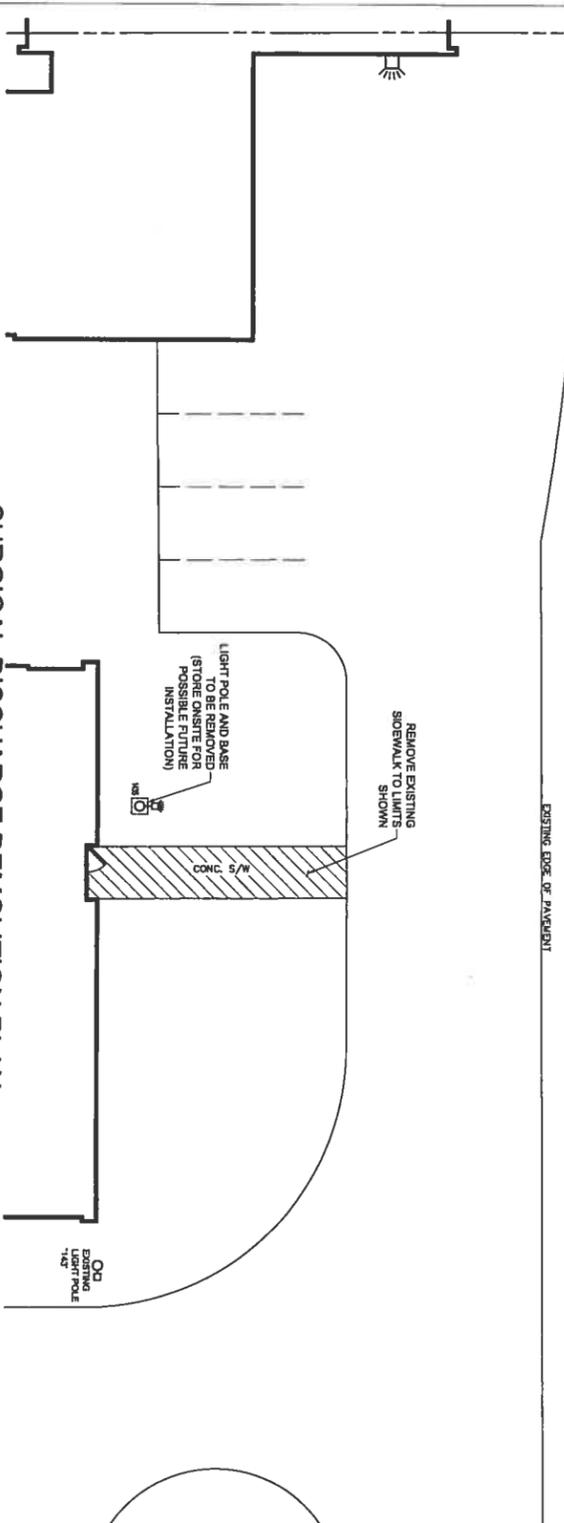
TITLE

PHASE 2 SITE WORK
FOR
STRONG WEST
156 WEST AVENUE
VILLAGE OF BROCKPORT MONROE COUNTY STATE OF NEW YORK

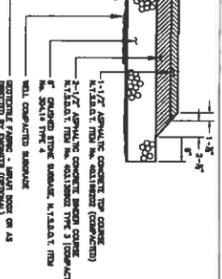


SURGICAL DISCHARGE DEMOLITION PLAN

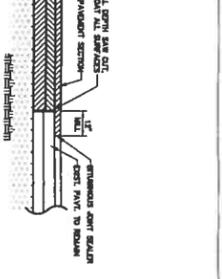
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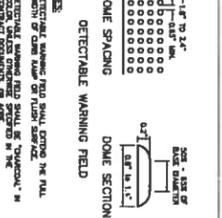
1 PAVEMENT SECTION



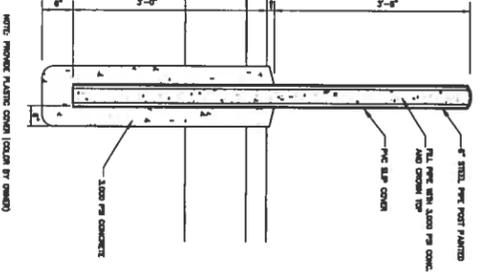
2 PAVEMENT MATCH



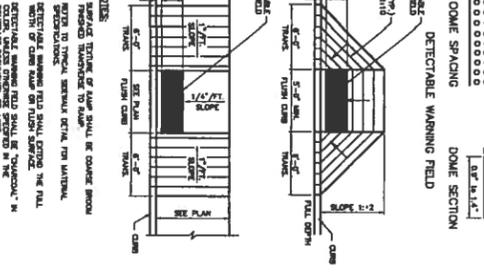
3 DETECTABLE WARNING FIELD



4 STEEL BOLLARD

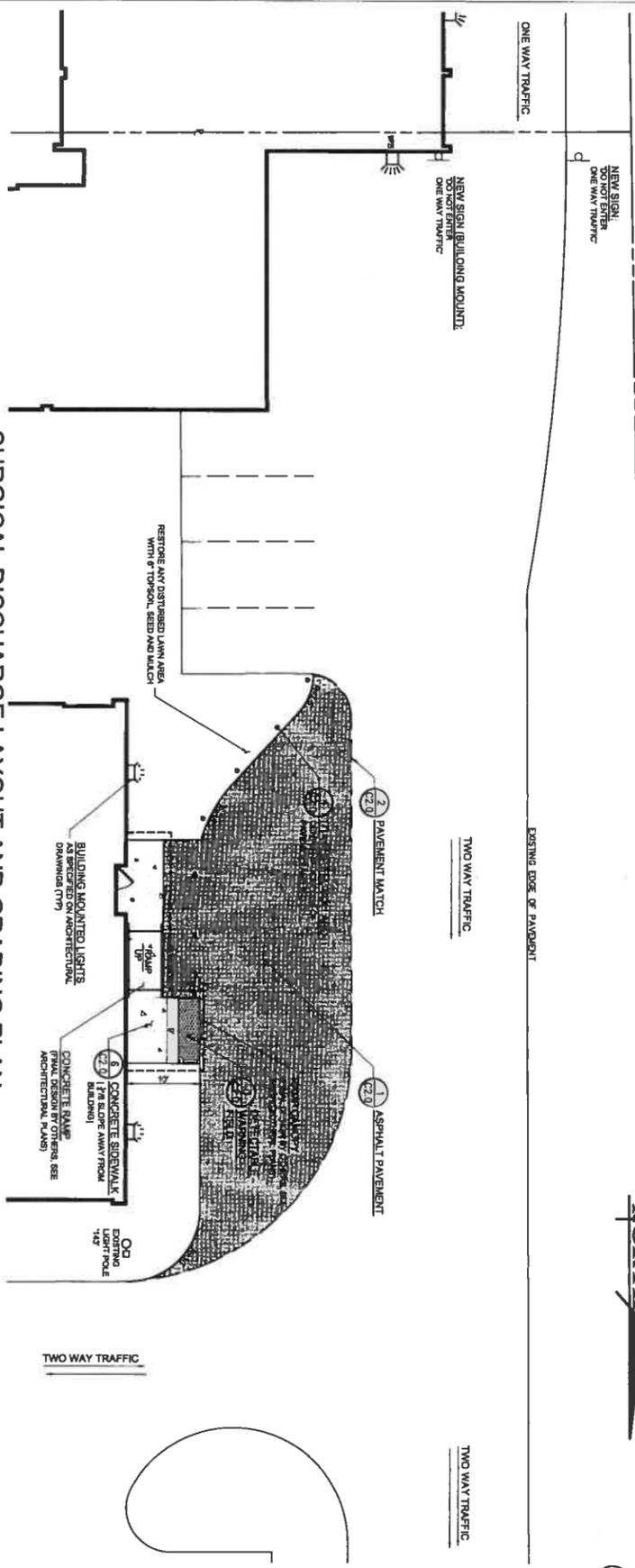


5 ACCESS RAMP

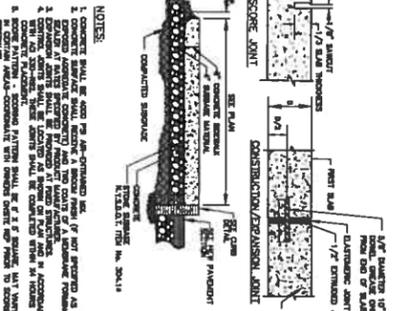


SURGICAL DISCHARGE LAYOUT AND GRADING PLAN

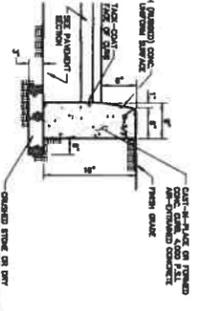
SCALE: 1" = 10'



6 CONCRETE SIDEWALK



7 CONCRETE CURB



NOTES:
1. FINISH OF SIDEWALK AT CURB SHALL BE FINISH OF ADJACENT PAVEMENT.
2. FINISH OF SIDEWALK AT CURB SHALL BE FINISH OF ADJACENT PAVEMENT.
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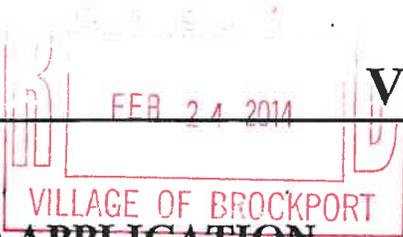
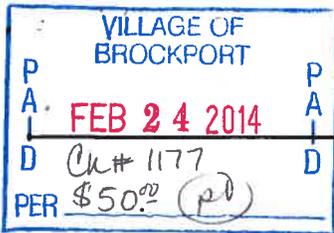
DRAWING TITLE:
SITE PLAN
2 of 2
SHEET NO.:
0057-08
JOB NO.:
DRAWING NO.:
C1.1

COPYRIGHT © 2013 MARATHON ENG.
ROBERT P. BRINGLEY

JOB NO.:	0057-08
SCALE:	AS NOTED
DRW.:	PBG
DESIGNED:	
DATE:	02/18/2014
REVISIONS:	
DATE:	
BY:	REVISION

PHASE 2 SITE WORK
FOR
STRONG WEST
156 WEST AVENUE
VILLAGE OF BROCKPORT MONROE COUNTY STATE OF NEW YORK

MARATHON
ENGINEERING
39 CASCADE DRIVE
ROCHESTER, NY 14614
PHONE 585-458-7770
www.marathoneng.com



VILLAGE OF BROCKPORT

49 State Street, Brockport, New York 14420
Telephone: (585)-637-5300 Fax: (585)-637-1045
Website: www.brockportny.org

PLANNING BOARD APPLICATION

DEADLINE: MONDAY Noon, 2 weeks prior to meeting

Meeting Date: 3-10-14 **at 7:00pm**

Application Fee: \$ 50

Date Submitted: 2-24-14

Plans Submitted (10 copies):

Environmental Assessment Form Submitted:

Change of Use: _____ Addition: _____
Subdivision: _____ Site Plan: _____
Other: changes to or alteration/extension of prev. approval

Please note:

- Applicant must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of application.
- The Planning Board will determine the need for a public hearing. If so, a separate fee will be billed.

PROPERTY ADDRESS: 20 King Street

Tax Map Parcel #(s): 068.52 - 4-25 **Parcel size:** 110.17 width 132 depth

Property Zoning District: B - Bus **Property Class:** 620

Present Use of Property: A-2 **Proposed Use of Property:** Church

Flood Zone: Yes No **Map #** _____ **Map Date** _____

Description of Proposal: Complete interior work at 20 King Street. Re-roof front half of Foyer/classroom building. Build stairwell/Fire exit on North side of building.

Value of Construction: \$ 130,000 ± **Building Permit required after Planning Board approval:** yes no

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

I/We hereby certify that I/We are title owner(s) of the property property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein

Michael Morich
Applicant Signature

Donald Riling
Owner Signature

Michael Morich
Applicant Name Printed/Typed

Donald Riling
Owner Name Printed/Typed



617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

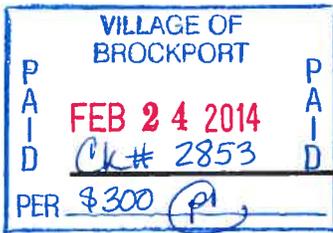
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information		
20 King Street Christian Center Church		
Name of Action or Project: Renovation		
Project Location (describe, and attach a location map): 20 King Street, Brodport NY 14420		
Brief Description of Proposed Action: Renovation. stairwell / Fire exit addition		
1. Does the proposed action only require approval under an administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
	X	
3.a. Total acreage of the site of the proposed action?	.25	acres
b. Total acreage to be physically disturbed?	.015	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		acres
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>condemnation & demolition of 10 King Street had small amounts of non-friable asbestos in the older roofing - site was remediated; completely cleared to basement floor & removed.</u>	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____ <u>Michael Moritz</u>	Date: <u>2-24-14</u>	
Signature: _____ <u>cy-yj</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	



VILLAGE OF BROCKPORT

49 State Street, Brockport, New York 14420
Telephone: (585)-637-5300 Fax: (585)-637-1045
Website: www.brockportny.org

PLANNING BOARD APPLICATION

DEADLINE: MONDAY Noon, 2 weeks prior to meeting

Change of Use: _____ Addition: X
Subdivision: _____ Site Plan: X
Other: _____

Meeting Date: 03/10/2014 at 7:00pm
Application Fee: \$ 300.00
Date Submitted: 02/24/2014
Plans Submitted (10 copies): Yes
Environmental Assessment Form Submitted: Yes

Please note:

- Applicant must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of application.
- The Planning Board will determine the need for a public hearing. If so, a separate fee will be billed.

PROPERTY ADDRESS: 156 West Ave

Tax Map Parcel #(s): 68.08-01-001 Parcel size: 18.9 acres width _____ depth _____

Property Zoning District: Business Use Property Class: Hospital

Present Use of Property: Medical Services Proposed Use of Property: Medical Services

Flood Zone: Yes No Map # _____ Map Date _____

Description of Proposal: Improvements to the discharge area for the Ambulatory Surgery Center (ASC);

Improvements to the main entrance area

Value of Construction: \$ 135,000 Building Permit required after Planning Board approval: X yes ___ no

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

I/We hereby certify that I/We are title owner(s) of the property property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

Applicant Signature

Owner Signature

John Stapleton, Marathon Engineering

MARY I. Ockenden

me Printed/Typed

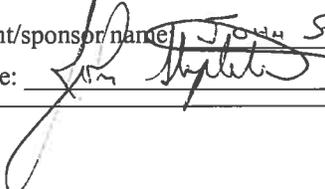
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Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information		
Name of Action or Project: Strong West Site Improvement - Phase 2		
Project Location (describe, and attach a location map): 156 West Avenue - Formerly Lakeside Hospital. North side of West Avenue opposite Smith St.		
Brief Description of Proposed Action: Limited site improvements; 1) East Entrance (main) - Concrete sidewalk for pedestrian access to parking lot - Landscape improvements - Canopy - Striping and signage 2) Ambulatory Surgery Center (ASC) - Create drop off area - New signage - Provide canopy and ramp location		
ES		
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Village of Brockport Planning Board - Site Plan Approval	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	18.9	acres
b. Total acreage to be physically disturbed?	0.25	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	18.9	acres
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)	<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Medical Offices and senior housing</u>	
<input type="checkbox"/> Parkland		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Neither the proposed project site nor any adjoining property has been the subject of remediation, however it is located within 2,000' of a class A Voluntary Cleanup Program of an estimated 0.670 acres	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>JOHN STAPLETON</u>	Date: <u>2 - 20 - 14</u>	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

February 20, 2014

Ms. Pamela Krahe
Planning Board
Village of Brockport
49 State Street
Brockport NY 14420

Re: Strong West Site Improvements
Phase 2
156 West Ave
Village of Brockport

Dear Pam,

On behalf of our client, University of Rochester Medical Center, we are submitting plans of the above referenced project for your review. We request that this project be placed on the Village of Brockport's Planning Board agenda for their meeting of March 10, 2014 for site plan approval.

This project has 2 primary components:

- 1) Improvements to the discharge area for the Ambulatory Surgery Center (ASC) which is located on the southwestern portion of the complex
 - a. Reconfiguration and enhanced delineation of the vehicle flow pattern for picking up discharged patients. Drivers will be allowed to pick up discharged patients from internal to the campus as well as from the western access off West Avenue. Although this access has been utilized for northbound ambulance deliveries to the emergency room, this area will have signage and striping installed to control the flow of traffic (one-way south of the discharge area).
- 2) Improvements to the main entrance area, which is located on the southeastern portion of the complex
 - a. Addition of a canopy from the main entrance eastward to the sidewalk
 - b. Striping and new sidewalk to create a defined cross-walk area from the canopy eastward across the primary drive aisle, existing grass area, and across the secondary drive aisle in order to facilitate safe pedestrian travel to the main entrance.

Going the distance for you.

Strong West Site Improvements
Phase 2
Village of Brockport
02/20/2014

Enclosed with this submission is the following information to aid in your review:

- 1 copy of this Letter of Intent
- 1 copy of the Planning Board Application Form
- 1 copy of the Short Environmental Assessment Form
- 11 copies of the Location Map (11x17)
- 10 copies of the Site Plan Set (full size)
- 1 copy of the Site Plan Set (11x17)
- 1 check for the Planning Board Application Fee

We look forward to discussing this project with the Planning Board on March 10th. In the meantime, if you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Stapleton", written over a horizontal line.

John Stapleton
Marathon Engineering

cc: Mary Ockenden – University of Rochester Medical Center
Bill Wayne – University of Rochester Medical Center
David Gardner – Gardner PLUS Architects